069.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	791,700 / 791,700
					USE VALUE:	791,700 / 791,700
					ASSESSED:	791,700 / 791,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		DRAPER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STANLEY DAVID F
Owner 2:	STANLEY PATRICIA A
Owner 3:	
Street 1:	17 DRAPER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Asbestos Exterior and 2286 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	381,900	4,900	404,900	791,700
Total Card	0.121	381,900	4,900	404,900	791,700
Total Parcel	0.121	381,900	4,900	404,900	791,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.39 | /Parcel: 346.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

44026

GIS Ref

GIS Ref

Insp Date

10/23/18

!5920!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	381,900	4900	5,280.	404,900	791,700		Year end	12/23/2021
2021	101	FV	351,200	4900	5,280.	404,900	761,000		Year End Roll	12/10/2020
2020	101	FV	351,300	4900	5,280.	404,900	761,100	761,100	Year End Roll	12/18/2019
2019	101	FV	272,100	4900	5,280.	376,000	653,000	653,000	Year End Roll	1/3/2019
2018	101	FV	272,100	4900	5,280.	376,000	653,000	653,000	Year End Roll	12/20/2017
2017	101	FV	272,100	4900	5,280.	329,700	606,700	606,700	Year End Roll	1/3/2017
2016	101	FV	272,100	4900	5,280.	300,800	577,800	577,800	Year End	1/4/2016
2015	101	FV	265,200	4900	5,280.	266,100	536,200	536,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:59:36

LAST REV

Date	Time
07/06/21	10:02:39
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5920

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCGURL PHYLLIS	28241-602		2/27/1998		215,000	No	No	Y	

USER DEFINED

Prior Id # 1:	44026
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/3/2020	495	Add Bath	16,000	O				
7/18/2018	995	Redo Bat	7,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2021	Permit Visit	DGM	D Mann
10/23/2018	Meas/Inspect	BS	Barbara S
12/18/2008	Meas/Inspect	163	PATRIOT
10/7/1999	Meas/Inspect	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA:	0.12121	Total SF/SM:	5280	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	404,882	Spl Credit		Total:	404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17499995
Const Adj.:	0.96909493
Adj $ / SQ:	148.029
Other Features:	103802
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518860
Depreciation:	136979
Depreciated Total:	381881

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

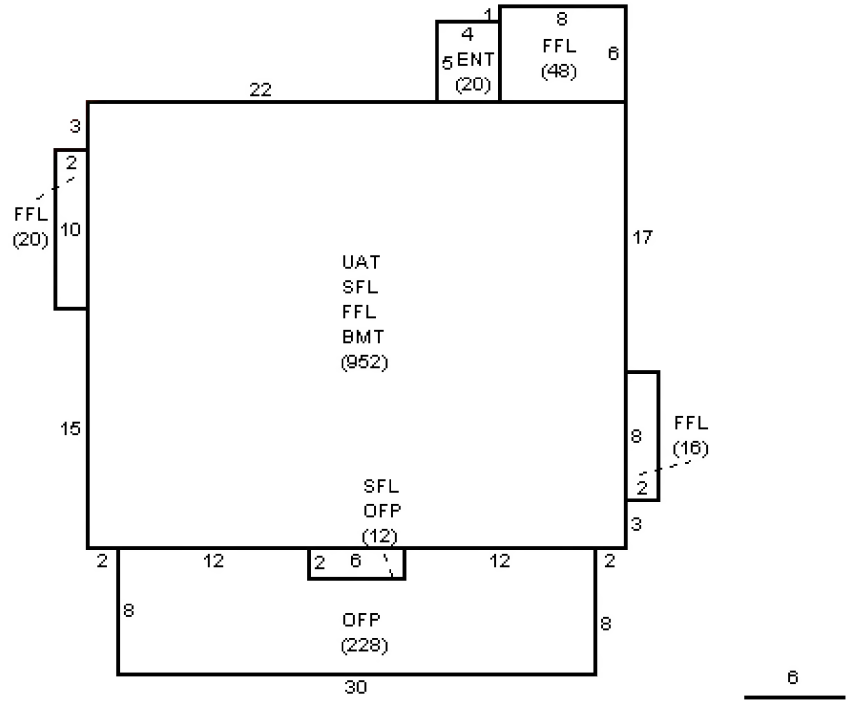
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	162.83
Special Features:	0	Val/Su Net:	110.70
Final Total:	381900	Val/Su SzAd	190.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,036	148.030	153,358
SFL	Second Floor	964	148.030	142,700
BMT	Basement	952	54.400	51,790
OFP	Open Porch	240	22.650	5,437
UAT	Upper Attic	238	59.210	14,092
ENT	ENTRY	20	25.580	512

Net Sketched Area: 3,450 | Total: 367,889

Size Ad 2000 | Gross Area 4164 | FinArea 2286

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1912	21.58	T	40	101			4,900			4,900

More: N | Total Yard Items: 4,900 | Total Special Featues: | Total: 4,900